

**SELLERS DISCLOSURE OF PROPERTY CONDITION**

Hunziker & Associates, REALTORS

Property Owner(s) & Address: Nordyke Family Trust

5667 ArraSmith Trl Ames, IA 50010

**Purpose of the Disclosure:** Completion of this form is required under Iowa law which mandates that Sellers disclose the condition and information about the property.

**Exempt Properties:** Properties exempted from the Seller's Disclosure requirement include [IA Code 558A]: Bare ground, property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; fiduciaries in the course of an administration of a decedent's estate, guardianship, conservatorship, or trust; between joint tenants, or tenants in common; to or from any governmental division, quit claim deeds, intra family transfers, between divorcing spouses; commercial or agricultural property which has no dwellings.

Seller[s] certifies that the property is exempt from the requirement[s] of 558A because one of the above exemptions apply. If so, you may stop here. However, if the property was built prior to 1978, you must complete the Lead Based Paint Disclosure.

*Lynn Fenny*

dotloop verified  
05/07/26 10:48 PM CDT  
DAVU 6W9W K58A WRDQ

*Juli Tatar*

dotloop verified  
05/07/26 9:41 PM CDT  
3GMD-ZG9U-1AIL-L78P

*Kelly Messingham*

dotloop verified  
05/07/26 9:52 PM CDT  
VD1L-URNY-HMX2-RUE1

Seller

Date

Seller

Date

Buyer

Date

Buyer

Date

**Instructions to the Seller:** [1] Provide information in good faith and make a reasonable effort to ascertain the required information. [2] Complete this form yourself and fill in all blanks. [3] Report known conditions materially affecting the property. [4] Additional pages or reports may be attached. [5] If some items do not apply to your property, check or write "NA" [not applicable]. [6] All approximations must be identified with "AP". If you do not know the facts, check or write "Unkn". [7] Keep a copy of this statement for your records.

**Seller's Disclosure Statement:** Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not the representations of the Agent. **The Agent has no independent knowledge of condition of the property except that to which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.**

**I. PROPERTY CONDITION & IMPROVEMENTS:** [Section I is Mandatory]

1. **Basement and/or Foundation:** Has there been known water or other problems?  NA  Yes  No  Unkn

If yes, explain: \_\_\_\_\_

2. **Roof:** Any known problems?  Yes  No  Unkn

Age: \_\_\_\_\_ Type of material: \_\_\_\_\_ Date of repairs: \_\_\_\_\_

If yes, explain: \_\_\_\_\_

3. **Physical Problems:** Any known settling, flooding, drainage or grading problems?  Yes  No  Unkn

If yes, explain: \_\_\_\_\_

4. **Lead-Based Paint:** Any known to be present in the structure?  NA  Yes  No  Unkn

[See **DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARD**, if applicable.]

5. **Septic Tank/Drain Fields:** Are there any known problems?  NA  Yes  No  Unkn Age: \_\_\_\_\_

Location: \_\_\_\_\_ Date of inspection \_\_\_\_\_

Has the system been inspected within 2 years or pumped/cleaned within 3 years? \_\_\_\_\_ Date \_\_\_\_\_

Seller's Initials

[ ] [ ]

Buyer's Initials

[ ] [ ]

6. **Is the property located in a flood plain?**  NA  Yes  No  Unkn  
If yes, what is the flood plain designation? \_\_\_\_\_
7. **Structural Damage:** Are there any known problems?  NA  Yes  No  Unkn  
If yes, explain: \_\_\_\_\_
8. **Well & Pump:** Any known problems?  NA  Yes  No  Unkn If yes, explain: \_\_\_\_\_  
Age: \_\_\_\_\_ Location: \_\_\_\_\_ Type: \_\_\_\_\_ Depth: Diameter: \_\_\_\_\_  
Has well water been tested?  Yes  No  Unkn If yes, report results: \_\_\_\_\_
9. **Sewer:** Are there any known problems?  NA  Yes  No  Unkn  
If yes, explain: [include date of repairs] \_\_\_\_\_
10. **Heating System[s]:** Are there any known problems?  NA  Yes  No  Unkn  
Age: \_\_\_\_\_ If yes, explain: [include date of repairs] \_\_\_\_\_
11. **Central Cooling System[s]:** Are there any known problems?  NA  Yes  No  Unkn  
Age: \_\_\_\_\_ If yes, explain: [include date of repairs] \_\_\_\_\_
12. **Plumbing System[s]:** Are there any known problems?  NA  Yes  No  Unkn  
If yes, explain: [include date of repairs] \_\_\_\_\_
13. **Electrical System[s]:** Are there any known problems?  NA  Yes  No  Unkn  
If yes, explain: [include date of repairs] \_\_\_\_\_
14. **Pest Infestation:** [wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.]  
Are there any known problems?  NA  Yes  No  Unkn Date of treatment \_\_\_\_\_  
Any previous infestation damage?  NA  Yes  No  Unkn Date of treatment \_\_\_\_\_
15. **What is the zoning for this property?** \_\_\_\_\_ Any non-conforming uses? \_\_\_\_\_
16. **Asbestos:** Is there any known presence of asbestos in the property?  Yes  No  Unkn If yes, explain: \_\_\_\_\_
17. **Radon:** Are there any known tests for the presence of radon gas?  Yes  No  Unkn  
If yes, explain: (include date of test and results) \_\_\_\_\_
18. **Lead Water Service Lines:** Are there currently, or have there ever been, any lead water service lines present?  Yes  No  Unkn If yes, please provide more information. \_\_\_\_\_
19. **Covenants:** Any known restrictive covenants on the property?  Yes  No  Unkn. If yes, and the buyer desires to view the covenants prior to offer, where may they be found? \_\_\_\_\_
20. **Homeowners Association** Are there any encroachments, easements, "common areas" (pools, tennis courts, walkways, or other areas co-owned), zoning violations, nonconforming uses, or Homeowners Association, which has authority over the property?  NA  Yes  No  Unkn  
Are there dues? If so, \$ \_\_\_\_\_ / \_\_\_\_\_ year \_\_\_\_\_ month
21. Are there features of the property shared in common with adjoining landowners, such as walk, fences, roads, and driveways whose use or responsibility for maintenance may have an effect on the property?  Yes  No  Unkn

Seller's Initials

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Buyer's Initials

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NOTE: Section B & C are for the convenience of Buyer/Seller and are not mandatory.

**B. APPLIANCES, SYSTEMS, & SERVICES:** [check all that apply]

Note: Items marked "Included" are intended to remain with the property after sale. However, included items may be negotiable between Buyer and Seller, and requested items should be in writing as either included or excluded in any Offer to Buy/Purchase Agreement. The Offer to Buy/Purchase Agreement shall be the final terms of any agreement.

	N/A	Incl	Working				N/A	Incl	Working				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk	Keys for all Locks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk
Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk	Lawn Sprinkler/Irrigation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk	Pet Fence(Underground)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk
Oven/Range/Cooktop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk	# of Pet Collars _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk
Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk	# of Remotes _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk
Washer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk	Pool Heater,Wall Liner&Equip	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk
Alarm System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk	Propane Tank	<input type="checkbox"/>	O/R	<input type="checkbox"/>	Yes	No	Unk
Attic Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk	Satellite Dish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk
Basketball Hoop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk	Satellite Receiver	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk
Ceiling Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk	Sauna and/or Hot Tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk
Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk	Smoke Alarms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk
Exhaust Hood Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk	Softener/Conditioner/Filter	<input type="checkbox"/>	O/R	<input type="checkbox"/>	Yes	No	Unk
Fireplace/Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk	Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk
Furnace Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk	Water Heater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk
Garage Door Remote	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk	Window Air Conditioner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk
Garbage Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk	Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk
Intercom System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk	Wood Burning System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	No	Unk

Explain any "No" responses: \_\_\_\_\_

List fixtures, window treatments, appliances, etc. excluded from the sale: \_\_\_\_\_

**ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.**

Warranties are available for purchase from independent warranty companies.

**C. ADDITIONAL ITEMS:** [check appropriate response]

- Any significant structural modification or alteration to property?  Yes  No  Unkn Please explain: \_\_\_\_\_
- Has the property been tested for the presence of mold? [if yes, list date of test and results below]  Yes  No  Unkn
- Has the property been tested for energy efficiency? [if yes, list date of test and results below]  Yes  No  Unkn
- Are there any underground tanks located on the property? [if yes, list location[s] below]  Yes  No  Unkn
- Has there been a property/casualty loss, an insurance claim, OR major damage to the property from fire, wind, hail, flood(s) or other conditions?  Yes  No  Unkn If yes, has the damage been repairs or replaced?  Yes  No
- Are there any known private burial sites on the property? [if yes, list location[s] below]  Yes  No  Unkn
- Are you related to the listing agent? [describe relationship below]  Yes  No
- Are you a licensed Real Estate Agent?  Yes  No
- Are there any known class action law suits regarding this property? [if yes, list below]  Yes  No [ Unkn
- Are you aware of any environmental concerns? [if yes, list below]  Yes  No  Unkn
- Are there any known current, preliminary, proposed or future assessments by any governing body or owner's association of which you have knowledge?  Yes  No  Unkn

If the answer to any of the items in Section C above is yes, explain: [attach additional sheets if necessary] \_\_\_\_\_

Seller has owned property since 8/26/98. The residence was built in 1993 as per city assessor. Seller has indicated above the history and condition of all items based solely on information known to Seller. If any changes occur in structural, mechanical, appliances, systems, etc. of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer in writing. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees [brokers or salespersons]. **Seller hereby acknowledges Seller has retained a copy of this statement.**

Seller acknowledges requirement that Buyer will be provided with the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health.

SELLER \_\_\_\_\_ SELLER \_\_\_\_\_

Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health. Buyer hereby acknowledges receipt of a copy of this statement.

BUYER \_\_\_\_\_ BUYER \_\_\_\_\_